

TAYLOR CREEK TWP-RIDGEMONT SD BM
RIDGEMONT SD/BMRT AMBULNCE

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-070037.0000
E17.01

AGR
2025

sale

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

2022 FAUS TIMOTHY D & DAWN	2016-02-16
2023 WEAVER ARGYL LAVERN &	2022-09-01
2024 WEAVER ARGYL LAVERN &	2022-09-01
2025 WEAVER ARGYL LAVERN & R	2022-09-01 12051-12167 43.477A
10830 CR 200	1SD
KENTON OH 43326	\$1,100,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	111	111	111	111
Acres	43.4770	43.4770	43.4770	43.4770	
Land100%	174490	202660	202660	202660	202670
Bldg100%	70600	171770	171770	171770	171770
Totl100%	245090t	374430t	374430t	374430t	374440t
Cauv100%	27260	77230	77230	77230	77240

Orig Tax Year 2017
Parent: 41-070003.0000

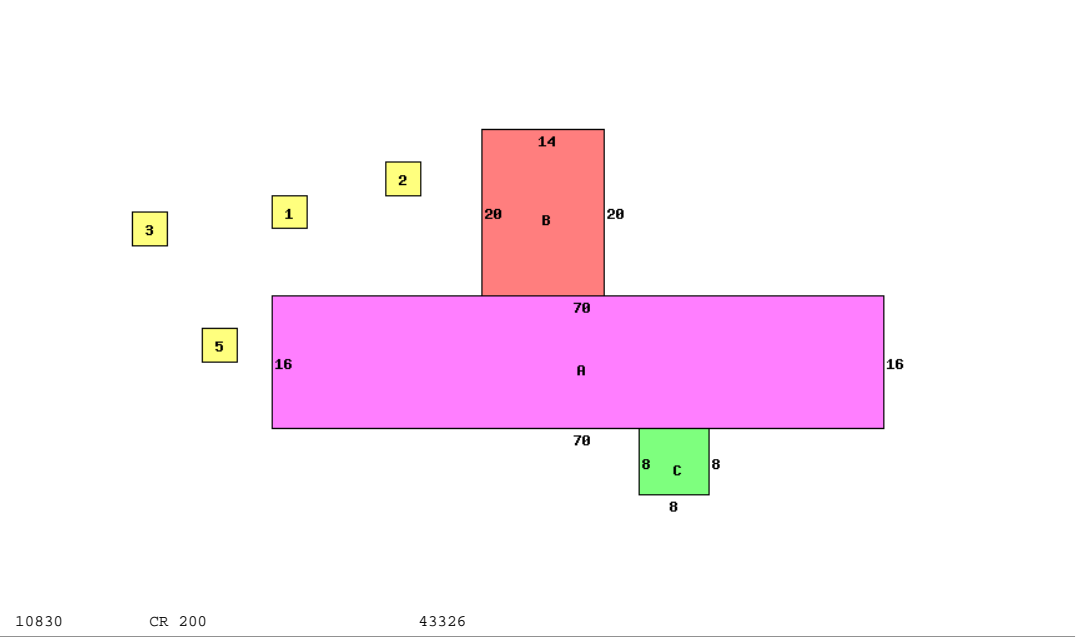
Tax Value:					
Land 35%	9540	27030	27030	27030	70930
Bldg 35%	24710	60120	60120	60120	60120
Totl 35%	34250t	87150t	87150t	87150t	131050t
Hmstd35%		43950	43950	43950	
Owner Oc			38.88	38.72	
Hmstd RB					hmstd 5250 l 38700 b
Net Tax	1472.74	3156.54	3150.52	3101.68	
Cauv Sav	2215.76	1590.04	1606.58	1581.92	
Sp-Asmnt	6.09	24.09	36.67	46.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1120			
1	F	A		280			ADDTN
	OFF	P		64	1920		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
457	1	2022-09-01	WEAVER ARGYL LAVERN & ROS	1SD	1100000	174490	70600
40	1	2016-02-16	FAUS TIMOTHY D & DAWN L	1WD	195646	0	0

Year	Land	Bldg	Total	Net Tax
2021	9540	24710	34250	1522.18
2020	9540	24710	34250	1418.74

Project	ben acres	/	%	factor
279 SILVER CREEK - SCIOTO RIVER				XA/2025
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
364 LOWE-SCIOTO RIVER				XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1400 111360
Metal	Subtotal 111360
Plaster/Drywall D	Plumbing 1400
Floor/Carpet X	Extra Features 1920
Number of Rooms 5	Total Value 114680
Bedrooms 3	
Central Heat A	PUB PAVED ST/RD
ELECTRIC	Topo: ROLLING
Plumbing	Neighborhood:
Standard 1	Code: 3900
Extra 2 Fixture 1	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 .Hog House	3	300X80		C	2017AV	72600	.20	Dpr	58080
2 .Hog House		24X30	0	C	2017AV	600	.20		480
3 Shed	*PP	10X12	0		2017	0			0
4 DWELLING	1 F	1400		D	2022AV	91740	.02		110580
5 Shed		12X24	288	D	2022AV	2770	.05		2630
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
W 1	BOA BLOUNT SILT LOAM 0-	4.8859	3610	17640	770	3760			
W 2	BOB BLOUNT SILT LOAM, 2	14.5998	3130	45700	470	6860			
W 14	GWB GLYNWOOD SILT LOAM	.4973	2830	1410	750	370			
W 15	GYB2 GLYNWOOD CLAY LOAM	.8420	1830	1540	230	190			
W 39	PM PEWAMO SILTY CLAY L	5.8213	5370	31260	1670	9720			
C 51	WSTL WASTE LAND	.9153	120	110	50	50			
C 1	BOA BLOUNT SILT LOAM 0-	4.0745	6030	24570	2660	10840			
C 2	BOB BLOUNT SILT LOAM, 2	4.2805	5770	24700	2360	10100			
C 39	PM PEWAMO SILTY CLAY L	5.0334	6490	32670	3560	17920			
C 14	GWB GLYNWOOD SILT LOAM	1.0610	5400	5730	1750	1860			
C 15	GYB2 GLYNWOOD CLAY LOAM	.4660	5020	2340	1230	570			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
		43.477		202670	(100%)	77240		CAUV # 4498	
				70930	(35%)	27030			